



## Planning Commission Study Session

**TO:** PLANNING COMMISSION/ DESIGN REVIEW BOARD

**FROM:** NATHAN WILLIAMS, AICP, SENIOR PLANNER  
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV *NW*

**THROUGH:** CATHERINE LORBEER AICP, PRINCIPAL PLANNER  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV *ojl*

**MEETING DATE:** APRIL 4, 2018

**SUBJECT:** A. GP18-05, LIV GILBERT CROSSROADS: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 19.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MUSTANG DRIVE AND GERMANN ROAD FROM BUSINESS PARK (BP) TO RESIDENTIAL > 14-25 DU/ACRE LAND USE CLASSIFICATION.

B. Z18-06, LIV GILBERT CROSSROADS: REQUEST TO REZONE APPROXIMATELY 19.6 ACRES OF REAL PROPERTY, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MUSTANG DRIVE AND GERMANN ROAD FROM BUSINESS PARK (BP) ZONING DISTRICT TO MULTI-FAMILY MEDIUM (MF/M) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

**STRATEGIC INITIATIVE:** Community Livability

The proposed general plan amendment and rezoning would allow for multi-family residential development within a currently undeveloped property.

## **REQUEST**

### **RECOMMENDED MOTION**

A. No motion requested, and

B. No motion requested.

### **APPLICANT/OWNER**

Company: Burch & Cracchiolo PA  
Name: Ed Bull  
Address: 702 E. Osborn Rd. #200  
Phoenix, AZ 85014  
Phone: 602-234-9913  
Email: ebull@bcattorneys.com

Company: RG Germann, LLC  
Name: Mark Singerman  
Address: 500 Juniper Dr. #300  
Chandler, AZ 85226  
Phone: 623-930-9913  
Email: msingerman@rockgrp.com

### **DISCUSSION**

#### **Overview**

The subject site is currently an undeveloped 19.6 acre parcel within the Town of Gilbert. The applicant is requesting a change to the existing General Plan land use classification and associated rezoning from Business Park (BP) to Residential > 14-25 DU/ Acre land use designation and associated rezoning to Multi-Family/ Medium (MF/M) with a PAD for overall site layout and design, ingress/ egress and associated deviations relating to landscape setbacks on private streets, site screen and separation wall heights and as well as to clarify building step-back requirements for potential 3-story buildings a minimum of 100' from existing single family residential uses within the City of Chandler to the south. The 19.6 acre site is located within the Gilbert 202 Growth Area as well as the Vertical Development Overlay Zoning District (Area 5).

#### **Surrounding Land Use & Zoning Designations:**

|       | <b>Existing Land Use Classification</b>      | <b>Existing Zoning</b>                           | <b>Existing Use</b>   |
|-------|--|--|---|
| North | Business Park (BP)                           | Business Park (BP)                               | Undeveloped (Proposed LI under Z18-05)  |
| South | City of Chandler – Single Family Residential | City of Chandler - Single Family Residential PAD | Existing single family residential subdivision (7,800 sq. ft. parcels, typical) |
| East  | Business Park (BP)                           | Business Park (BP)                               | Undeveloped   |
| West  | Business Park (BP)                           | Business Park (BP)                               | Undeveloped   |
| Site  | Business Park (BP)                           | Business Park (BP)                               | Undeveloped   |

#### **Project Data Table**

| <b>Site Development Regulations</b> | <b>Required per LDC Multi-Family/ Medium (MF/M)</b> | <b>Proposed Development for Liv Gilbert Crossroads (Z18-06) MF/M PAD</b> |
|-------------------------------------|---|--|
|-------------------------------------|---|--|

|   |                              |   |
|---|------------------------------|---|
| Minimum Parcel Area (sq. ft.)   | 20,000 sq. ft.               | 19.6 acres (853,776 sq. ft.)  |
| Minimum Net Land Area per Unit (sq. ft.)  | 1,750 sq. ft.                | 2,335 sq. ft.   |
| Maximum Net Land Area per Unit (sq. ft.)  | 3,100 sq. ft.                | 2,335 sq. ft.   |
| Maximum Building Height (ft.)   | 40'                          | 40'   |
| Minimum Building Setbacks:<br>(measured from property line/ ROW):<br>Front – (north)<br>Side - Street (west)<br>Side – Non-residential (east)<br>Rear – Residential (south) | 30'<br>30'<br>20'<br>30'     | 20'+<br>30'<br>70' - 90' (approx. as shown)<br>49' (1-story building)<br>130' (2 & 3-story buildings)   |
| Minimum Building Setbacks:<br>(measured from property line/ ROW):<br>Front – (north)<br>Side - Street (west)<br>Side – Non-residential (east)<br>Rear – Residential (south) | 20'<br>20'<br>20'<br>20'     | <b>10' - 13' (approx. as shown)<br/>measured from back of curb</b><br>30'<br>20'<br>49'   |
| Separation between Buildings<br>(ft.) – 1-story/ 2-story/ 3-story   | 20'                          | 20'   |
| Common Open Space<br>(minimum)  | 40% of net site              | 47.5% of net site   |
| Building Step-back:<br>(LDC 2.204.A.2)  | 10' at 3 <sup>rd</sup> floor | <b>No Step-back: 3-story buildings<br/>with a minimum setback of 100'<br/>from residential uses</b>   |
| Minimum Height of Solid<br>Separation Fence (LDC –<br>4.109.A.2)  | 8' high                      | 1) <b>North Property Line: 3'-4'<br/>high solid screen wall with 3'<br/>of view fencing (proposed)</b><br>2) <b>East Property Line: 6' high<br/>solid screen wall (proposed)</b><br>3) <b>South Property Line: 6' high<br/>solid screen wall (existing)</b> |

## **DISCUSSION**

### **General Plan (GP18-05 – Liv Gilbert Crossroads)**

The 19.6 acre subject site is currently designated for Business Park (BP) land uses. The applicant is requesting a change to Residential > 14-25 DU/ Acre land use designation. The subject site is located within the Gilbert 202 Growth Area, which identifies areas that are particularly suitable for multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. The Gilbert 202 Growth Area has a primary focus on general office, business park and industrial uses that have a need for quick freeway access or proximity to other surrounding employment uses. Staff notes that the proposed land use change from BP to Residential > 14-25 DU/ Acre to allow multi-family

residential uses would be a departure from the current land use designation and previously anticipated employment uses envisioned for this area.

Staff does support adding a multi-family component to an employment area to provide nearby housing. Gilbert's significant employment along the 202 freeway from Gilbert Road to Val Vista is well over 2 square miles of employment and commercial uses. The nearest multi-family use to the proposed site is 1.5 miles to the east. The addition of a multi-family use within this large employment area and growth area is compatible with elements of the General Plan:

- Land Use and Growth Areas – Deliver a mix of synergistic land uses that are appropriately located to promote employment opportunities while enhancing Gilbert's quality of life.
- Policy 1.1 Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.
- Policy 1.3 Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels.
- Policy 1.5 – Designate and protect sites for employment uses in appropriate locations to increase the Town's employment base.
- Goal 4.0 – Provide a diversity of quality housing types for a variety of lifestyles.
- Policy 3.1 – Promote development within Growth Areas where resources and infrastructure are in place or can reasonably be made available.
- Policy 3.2 Encourage master planned communities with an appropriate commercial, business park, industrial and mixed-use employment centers within large scale residential areas that reduce automobile trips by encouraging walking, biking and other alternative means of transportation and thus improving air quality. Encourage site designs that minimize the number of conflict points (vehicular/pedestrian/bicycle).
- Policy 6.2 Provide a mix of land uses within each growth area including varied housing types and densities, employment opportunities and access to retail and commercial centers.
- Policy 5.2 Locate business parks and light industrial uses near arterial/freeway intersections to reduce truck traffic in residential neighborhoods.
- Promote the continued development of a central employment spine along the Loop 202.
- Policy 7.1 Balance traffic circulation needs with the goal of creating pedestrian-oriented neighborhoods and convenient employment/retail centers.
- Policy 4.2 Encourage appropriate locations for multi-family residential uses that do not adversely impact lower density residential neighborhoods.

### **Rezoning (Z18-06 – Liv Gilbert Crossroads)**

The applicant is requesting a change in zoning for the 19.6 acre subject site generally located south of the southeast corner of Mustang Drive and Germann Road from Business Park (BP) zoning district to Multi-Family/ Medium (MF/M) zoning district with a Planned Area Development overlay to modify minimum landscape setbacks from private streets, as well as separation and screen wall requirements adjacent to anticipated private streets on the subject site. The applicant notes the deviations requested are due to a pending General Plan Amendment and

Rezoning (GP18-04 & Z18-05) requested on the 27.6 acre site directly to the north and would be necessary to provide a cohesive design with shared pedestrian and vehicular connections between the two parcels. Based on the proposed site design shown on the proposed Development Plan, the anticipated development to the north for light industrial uses, and the proposed use of the private streets to the north and northeastern property boundaries for emergency and secondary egress, staff finds the proposed deviations would be justifiable to create a more cohesive development and to help integrate the proposed residential and non-residential uses.

The proposed gross density of the subject site is demonstrated at 18.16 DU/ Acre (356 livable units/ 19.6 gross acres). The conceptual design for the 19.6 acre MF/M subject site shown on the Development Plan would consist of approximately 31 total buildings ranging from one-story garage structures, two and three-story multi-family buildings, and a clubhouse building with three large amenity areas and associated pedestrian walkways located throughout the site as well as providing connections to surrounding development and roadways to the north and west.

Primary access for the subject site would be via a private drive located along the northwestern portion of the subject site that would take direct access from the proposed Mustang Drive full motion access point, but there will be no direct vehicular access from Mustang Drive into the community. An emergency and secondary egress point for residents is proposed on the northeastern portion of the site and would provide access north, to Germann Road.

Staff notes that the proposed development plan, associated deviations and phasing plan would be approved through PAD zoning for the overall conceptual site design, which includes approximate building location and minimum building and landscape setbacks, parking areas, allowable access points and overall circulation as well as required phasing and improvements to roadways and associated infrastructure for the subject site.

The proposed rezoning application and Development Plan demonstrate significant buffering of existing single family residential to the south in the City of Chandler. Additionally a proposed multi-family development on the subject site would provide a more cohesive residential component to the Gilbert 202 Growth Area, with none currently in place or land use/zoning designated within this Gilbert 202 Growth Area or within approximately 1.5 – 2 miles of the subject site in the Town of Gilbert. The subject site is currently located within Area 5 of the Town of Gilbert Vertical Development Overlay Zoning District, however, the bonus heights and reduced setbacks do not apply to Multi-Family/ Medium (MF/M) zoned property.

## **PUBLIC NOTIFICATION AND INPUT**

A neighborhood meeting was held on October 18, 2017 at the Hyatt Place – 3275 S. Market Street in Gilbert. Approximately 15 residents attended the meeting. The residents asked questions regarding the application process and timing; what would be done to ensure privacy and security for adjacent residents; if the proposed multi-family development would be viable at the proposed location; where access points would be located for the multi-family project; concerns with the additional traffic that could be generated by the project and timing of roadway

improvements such as Mustang Drive; could an additional landscape buffer with trees be provided north of the Eagle Glen subdivision and would happen to the existing 50' irrigation ditch on the southern portion of the subject site. Developer responses are provided in attached Neighborhood Meeting Summary.

**PROPOSITION 207**

An agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

**STAFF RECOMMENDATION**

- A. Staff requests Planning Commission input; and
- B. Staff requests Planning Commission input.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Nathan Williams", is positioned above the printed name.

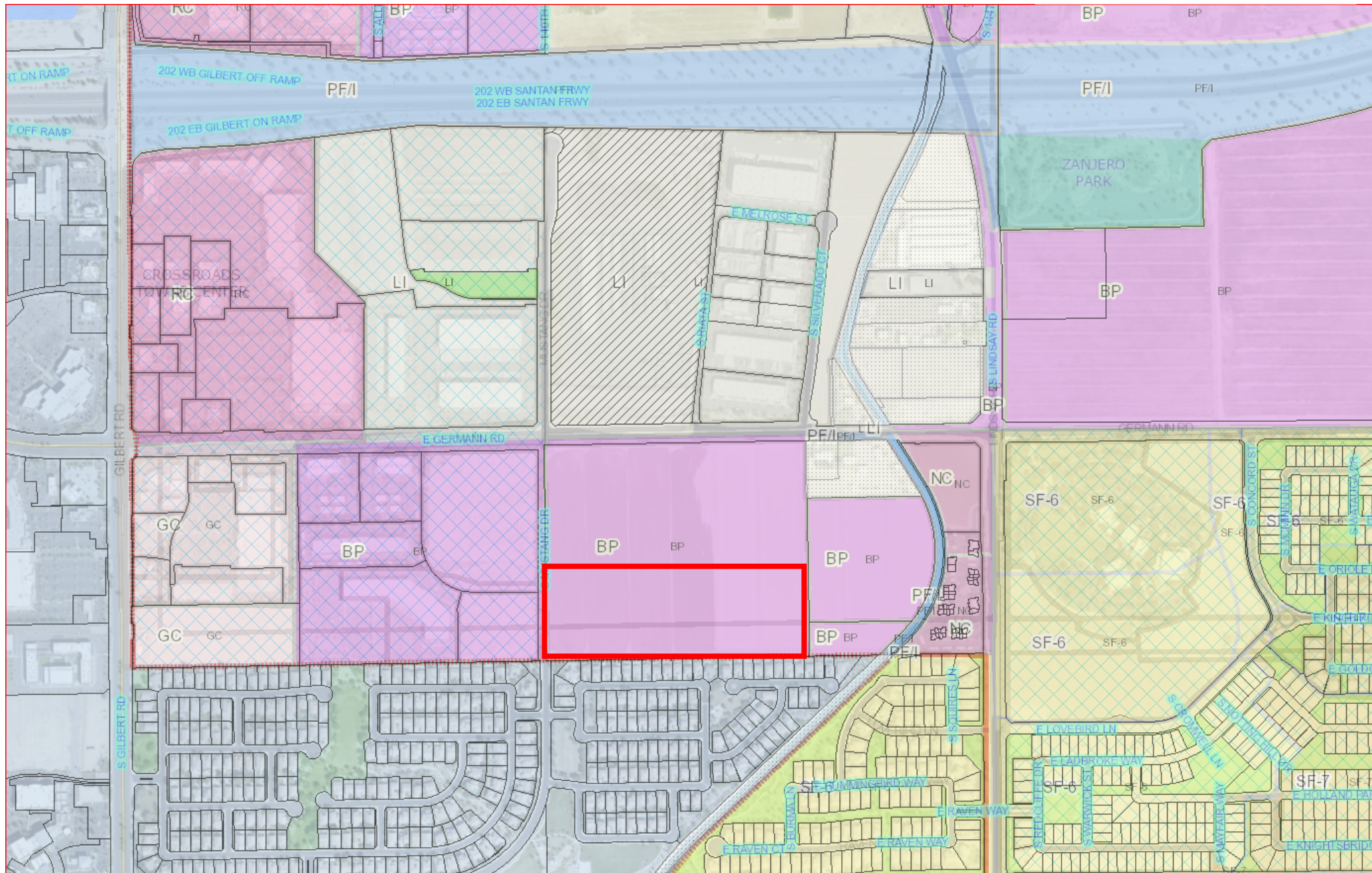
Nathan Williams, AICP  
Senior Planner

**Attachments and Enclosures:**

- 1) Aerial Photo
- 2) Land Use & Zoning Exhibit (2 pages)
- 3) Development Plan
- 4) Overall Development Plan
- 5) Phasing Plan
- 6) Neighborhood Meeting Summary – October 18, 2017 (6 pages)



**April 4, 2018**

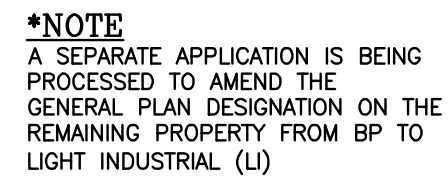




| PROJECT AREA SUMMARY                   |                      |                        |                       |                     |
|--|----------------------|------------------------|-----------------------|---------------------|
|  | EXISTING<br>LAND USE | PROPOSED<br>LAND USE   | GROSS AREA<br>(ACRES) | PERCENT OF<br>TOTAL |
| IPA MULTI-FAMILY<br>(PROPOSED)         | BP                   | RESIDENTIAL<br>> 14-25 | 19.61±                | 100%                |
| *GILBERT CROSSROADS L/I<br>(REMAINING) | BP                   | LI                     | 27.60±                | 100%                |

**OWNER**  
RG-GERMANN LLC  
500 N JUNIPER, SUITE 150  
CHANDLER, AZ 85226  
CONTACT: MARK SINGERMAN  
PHONE: 623.930.5082

**ATWELL**  
4700 E SOUTHERN AVE  
MESA, AZ 85206  
CONTACT: JARED GARDNER, PE  
PHONE: 480.218.8831



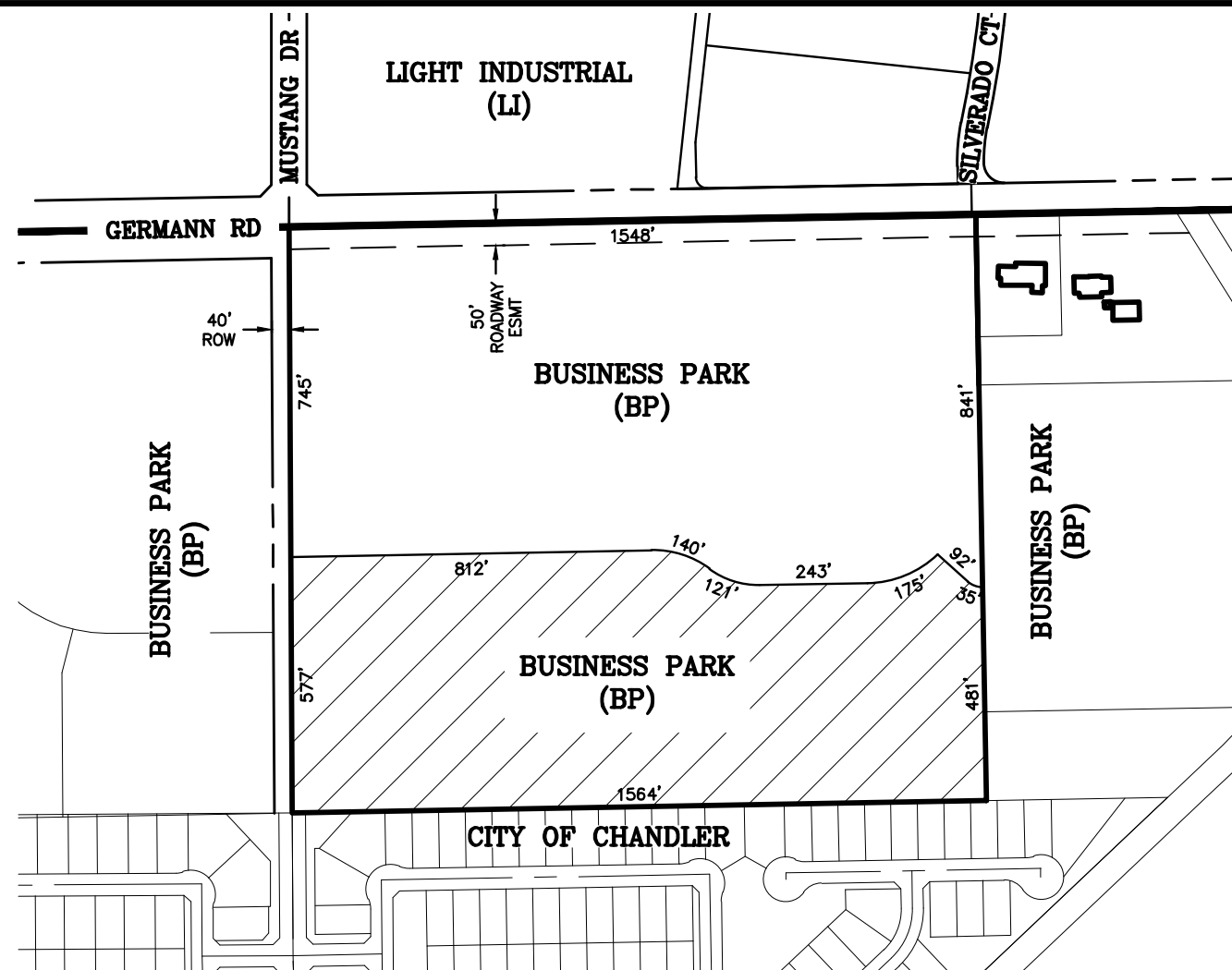
IPA HOLDING, LLC (OR ASSIGNEE)  
1600 S BEASON BLVD, SUITE 260  
GRAND HAVEN, MI 49417  
CONTACT: JEAN CONSTANTINE  
PHONE: 616.846.6900

WHITNEY BELL PERRY INC  
575 W CHANDLER BLVD  
CHANDLER, AZ 85225  
CONTACT: MIKE PERRY  
PHONE: 480.812.3816

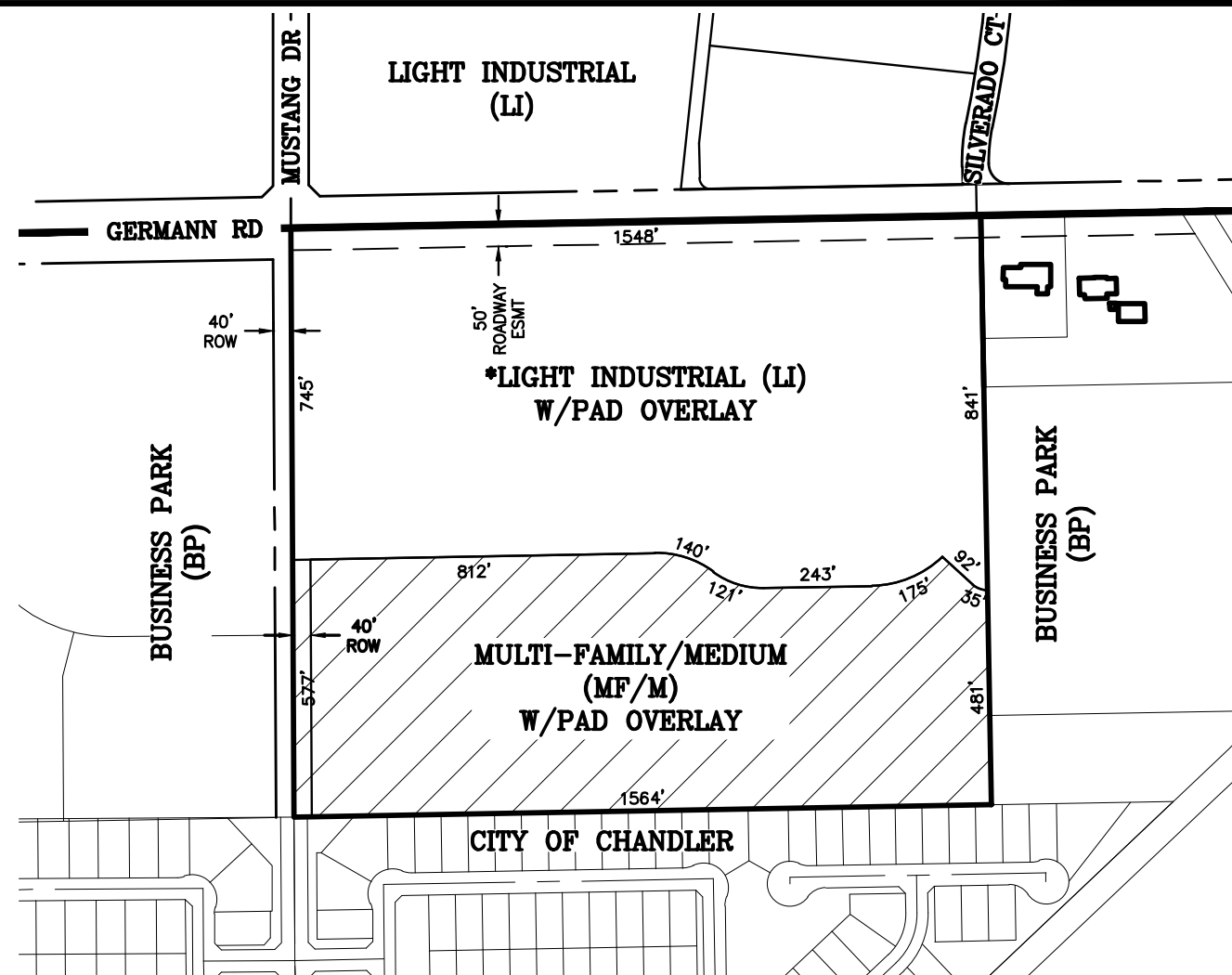


IPA MULTI-FAMILY  
GERMANN RD AND LINDSAY RD  
GILBERT, AZ





**EXISTING ZONING DISTRICT**



**PROPOSED ZONING DISTRICT**

## PROPOSED ZONING

MULTI-FAMILY/MEDIUM (MF/M)  
W/PAD OVERLAY

PARCEL APN / ADDRESS

APN 304-56-016K

ADDRESS TBE E GERMAN RD  
GILBERT, AZ 85297

## PROJECT AREA SUMMARY

|                                     | EXISTING ZONING | EXISTING LAND USE | PROPOSED ZONING    | PROPOSED LAND USE   | GROSS AREA (ACRES) | NET AREA (ACRES) |
|-------------------------------------|-----------------|-------------------|--------------------|---------------------|--------------------|------------------|
| IPA MULTI-FAMILY (PROPOSED)         | BP              | BP                | MF/M W/PAD OVERLAY | RESIDENTIAL > 14-25 | 19.61±             | 19.08±           |
| *GILBERT CROSSROADS L/I (REMAINING) | BP              | BP                | L/I W/PAD OVERLAY  | LI                  | 27.60±             | 24.49±           |

A 16" PUBLIC WATER MAIN IS LOCATED IN GERMANN RD  
AN 8" PUBLIC WATER MAIN IS LOCATED IN MUSTANG DR  
A 12" PUBLIC WASTE WATER MAIN IS LOCATED IN GERMANN RD

OWNER

**ROCKEFELLER GROUP**  
500 N JUNIPER, SUITE 150  
CHANDLER, AZ 85226  
CONTACT: MARK SINGERMAN  
PHONE: 623.930.5082

APPLICANT

IPA HOLDING, LLC (OR ASSIGNEE)  
1600 S BEASON BLVD, SUITE 260  
GRAND HAVEN, MI 49417  
CONTACT: JEAN CONSTANTINE  
PHONE: 616.846.6900

## CIVIL ENGINEER

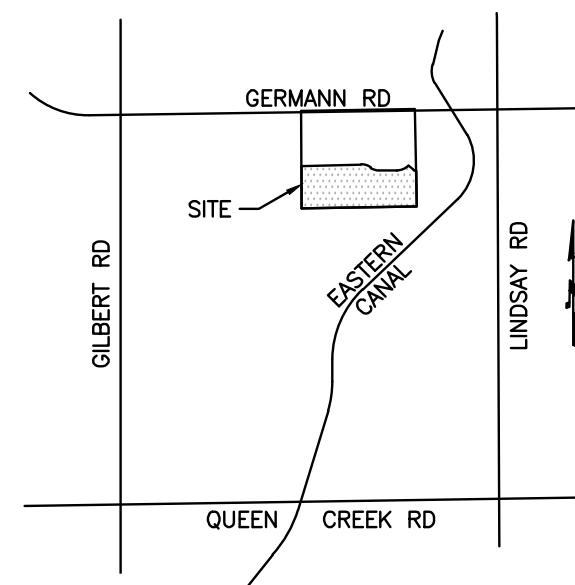
ATWELL  
4700 E SOUTHERN AVE  
MESA, AZ 85206  
CONTACT: JARED GARDNER, PE  
PHONE: 480.218.8831

## ARCHITECT

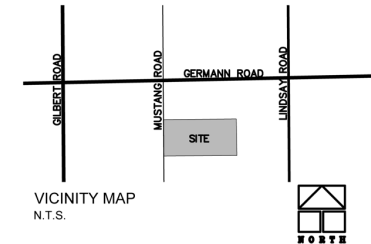
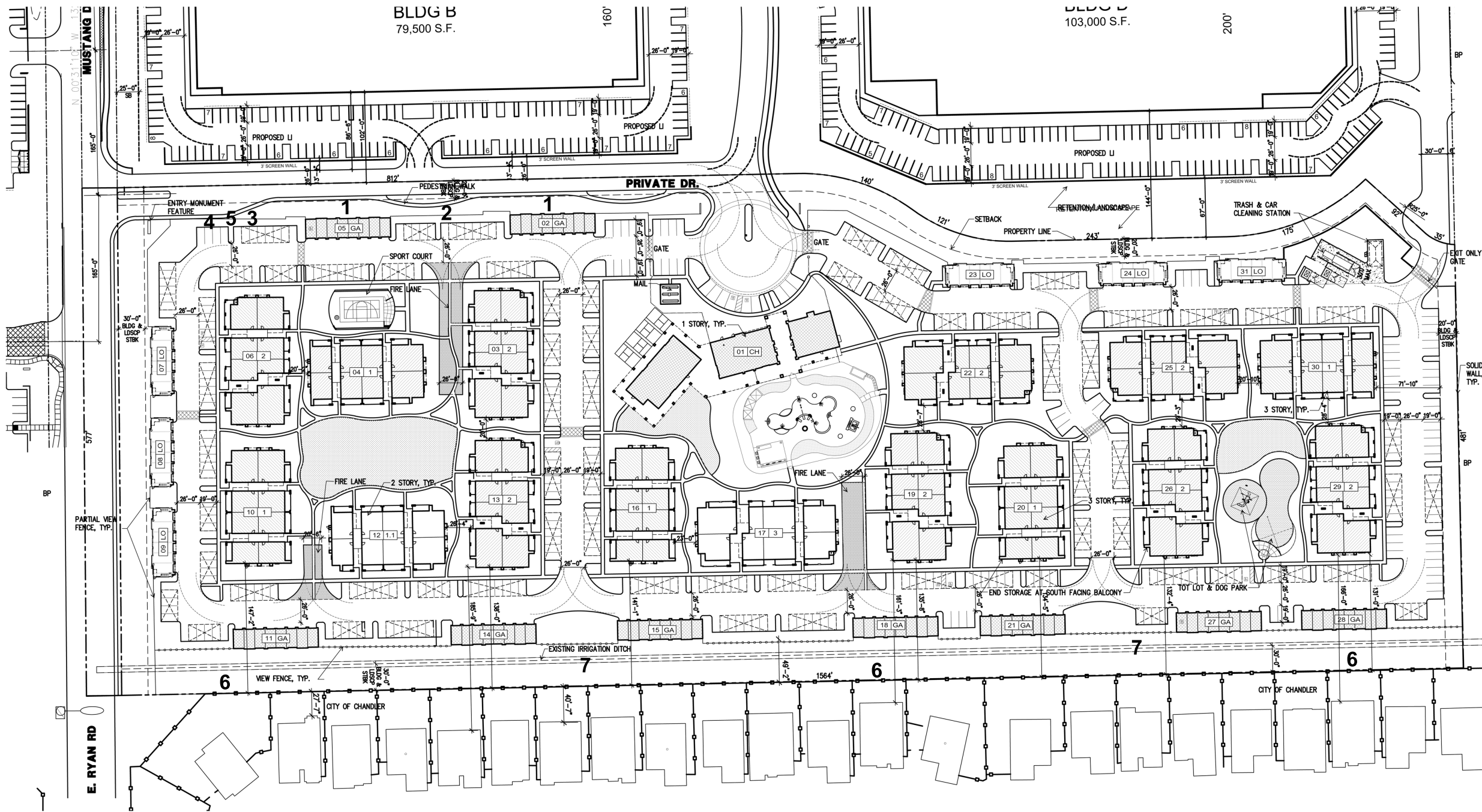
**WHITNEY BELL PERRY INC**  
**575 W CHANDLER BLVD**  
**CHANDLER, AZ 85225**  
**CONTACT: MIKE PERRY**  
**PHONE: 480.812.3816**

**\*NOTE**

**A SEPARATE APPLICATION IS BEING  
PROCESSED TO REZONE THE  
REMAINING PROPERTY FROM BP  
TO LIGHT INDUSTRIAL (LI) WITH  
PAD OVERLAY**



VICINITY MAP  
NTS



**ipa**  
INVESTMENT PROPERTY ASSOCIATES LLC  
1600 S. Beacon Boulevard, Suite 260  
Grand Haven, Michigan 49417  
PHONE 616.846.6900 FAX 616.846.9251  
www.ipapartners.com

## LIV CROSSROADS

SEC MUSTANG DR. &  
GERMANN RD  
GILBERT, AZ

| Regulation   | Town of Gilbert Development Standard   | Rockefeller Group Proposed Development Standard  |
|--|--|--|
| Min. Perimeter Building Setbacks (ft.) (Table 2.204)<br>- Front (private drive)  | 30 ft.   | For garages and carports (if required for these structures), 12 ft., measured from the back of curb (where applicable)<br><br>20 ft., measured from the P.L. (where applicable)  |
| Min. Perimeter Landscape Area (ft.) (Table 2.204)<br>- Front (private drive)   | 20 ft.   | 13 ft., measured from the back of curb (where applicable, adjacent to the east/west private drive)<br><br>20 ft., measured from the P.L. (where applicable)  |
| Street Frontage Landscape (2.204.D)  | Fences not permitted within street frontage landscape areas                            | 3 ft. feet masonry with 3 feet of view fencing permitted within street frontage landscape areas  |
| Street Frontage Landscape (ft.) (2.204.D.3)  | 20 ft.   | 13 ft., measured from the back of curb, adjacent to the east/west private drive  |
| Fences: Multi-Family Residential District (4.109.A.2.a)  | No fence permitted in the required front yard setback area                             | 3 feet masonry with 3 feet of view fencing permitted within the required front yard setback area   |
| Separation Fence: Perimeter Wall requirements for multi-family residential district adjacent to a single-family residential district (4.109.A.2.b) | 8 ft. high solid wall, located on a property line and outside of any landscape setback | Approximate 6 ft. high screen wall (existing) located on the southern property line  |
| Underground adjacent irrigation ditches  |  | An east-west private irrigation ditch is located within the approximate 50-foot wide landscape buffer along the southern perimeter. This ditch will remain in use temporarily until a commercial property on the east side of Gilbert Road develops and no longer uses irrigation water. The landscape buffer will be fenced/walled on all four sides and will not be accessible to the Liv residents or the public. |

### PROJECT DATA

**SITE ADDRESS:**  
SEC MUSTANG DR. & GERMANN RD.,  
GILBERT, AZ

**SITE AREA:**  
GROSS: ±19.61 ACRES (±854,366 S.F.)  
NET: ±19.08 ACRES (±831,302 S.F.)

**BUILDING:**  
MAX BUILDING HEIGHT: ±40'-0"  
TOTAL BUILDING AREA: ±193,079 SF (±4.43 NET AC)

| DWELLING UNITS: |     |     |
|-----------------|-----|-----|
| STUDIO          | 26  | 07% |
| 1 BEDROOM       | 188 | 53% |
| 2 BEDROOM       | 116 | 33% |
| 3 BEDROOM       | 26  | 07% |
| TOTAL           | 356 |     |

**DENSITY:**  
356 UNITS/19.61 ACRES = 18.15 D.U./GROSS AC  
356 UNITS/19.08 ACRES = 18.66 D.U./NET AC

**COMMON OPEN SPACE:**  
ALLOWED: 40% MIN. OF NET SITE  
PROVIDED: 399,717 S.F. / 841,303 S.F.  
= 47.5 %

### PARKING:

| PARKING REQ'D:  | # UNITS | SPACES REQ'D |
|-----------------|---------|--------------|
| STUDIO          | 26 x 1  | = 26 P.S.    |
| 1 BEDROOM UNITS | 188 x 1 | = 188 P.S.   |
| 2 BEDROOM UNITS | 116 x 2 | = 232 P.S.   |
| 3 BEDROOM UNITS | 26 x 2  | = 52 P.S.    |
| TOTAL           |         | 498 P.S.     |

UNRES. PARKING:  
356 UNITS x 0.25 GUEST = 89 GUEST REQ'D  
**TOTAL PARKING:**  
TOTAL REQUIRED PARKING = 587 P.S.

| PARKING PROVIDED:     |            |
|-----------------------|------------|
| SURFACE               | = 172 P.S. |
| COVERED               | = 356 P.S. |
| GARAGE                | = 108 P.S. |
| TOTAL PARKING SPACES: | 636 P.S.   |

PARKING RATIO : 1.78 SPACES / UNIT

**ACCESSIBLE PARKING:**  
TOTAL REQUIRED: 587 P.S. x 2% = 12\* P.S.  
\*2 VAN P.S. REQ'D

| ACCESSIBLE SPACES PROVIDED: |          |
|-----------------------------|----------|
| SURFACE                     | = 3 P.S. |
| COVERED                     | = 7 P.S. |
| GARAGE                      | = 2 P.S. |
| TOTAL SPACES:               | 12 P.S.  |

### SITE NOTES:

- ALL UTILITY LINES LESS THAN 69KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE SCREENIN GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH IS SCREENED BY A PERIMETE WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 8' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
  - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET; SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
  - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
  - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
  - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
  - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR

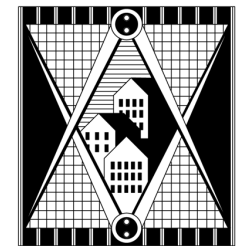
### DEVELOPMENT PLAN

SCALE: 1" = 60'-0"  
NORTH

- ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
  - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS
  - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
  - BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAX FREESTANDING LIGHT FIXTURE HEIGHT OF 25'
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS SHALL BE USED FOR RETENTION. RETENTION AREAS SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTINO SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

**GP18-05 / Z18-06**  
**Attachment 3: Development Plan**  
**April 4, 2018**

**WHITNEYBELL PERRY INC**  
ARCHITECTURE & PLANNING



**PHOENIX ■ CHANDLER**  
p: 602.265.1891 f: 602.230.8458

1102 EAST MISSOURI AVENUE  
PHOENIX, ARIZONA 85014-2784  
575 WEST CHANDLER BLVD., SUITE 123  
CHANDLER, ARIZONA 85225-7532

# 1.00

1710

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19 Jan 2018

**PRELIMINARY**





SITE DATA

SITE ADDRESS:  
SEC MUSTANG DR. & GERMANN RD., GILBERT AZ

LIGHT INDUSTRIAL :  
SITE AREA: 24.57 ACRES NET (1,070,236 S.F.)  
TOTAL BUILDING AREA: 304,900 S.F.(15% OFFICE, 65% MANUFACTURING, 20% WAREHOUSING)  
PARKING REQUIRED: 641 SPACES  
PARKING PROVIDED: 641 SPACES

MULTI-FAMILY :  
SITE AREA: 19.08 ACRES NET (831,303 S.F.)

DWELLING UNITS:

|           |     |     |
|-----------|-----|-----|
| STUDIO    | 26  | 07% |
| 1 BEDROOM | 188 | 53% |
| 2 BEDROOM | 116 | 33% |
| 3 BEDROOM | 26  | 07% |
| TOTAL     | 356 |     |

DENSITY: 356 UNITS/19.08 ACRES = 18.6 D.U./ ACRE (CL OF PRIVATE RD.)

PARKING:

| PARKING REQ'D:  | # UNITS | SPACES REQ'D |
|-----------------|---------|--------------|
| STUDIO          | 26 X    | 1 = 26 P.S.  |
| 1 BEDROOM UNITS | 188 X   | 1 = 188 P.S. |
| 2 BEDROOM UNITS | 116 X   | 2 = 232 P.S. |
| 3 BEDROOM UNITS | 26 X    | 2 = 52 P.S.  |
| TOTAL           |         | 498 P.S.     |

UNRES. PARKING: 356 UITS X 0.25 GUESTS = 89 GUEST REQ'D  
TOTAL PARKING: TOTAL REQUIRED PARKING = 587 P.S.

PARKING PROVIDED:

|                      |            |
|----------------------|------------|
| SURFACE              | = 172 P.S. |
| COVERED              | = 356 P.S. |
| GARAGE               | = 108 P.S. |
| TOTAL PARKING SPACES | 636 P.S.   |

PARKING RATIO: 1.78 SPACES / UNIT

ACCESSIBLE PARKING: TOTAL REQUIRED 587 P.S. X2% = 12\* P.S.  
2\* VAN P.S REQ'D

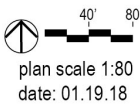
ACCESSIBLE SPACES PROVIDED:

|                      |          |
|----------------------|----------|
| SURFACE              | = 3 P.S. |
| COVERED              | = 7 P.S. |
| GARAGE               | = 2 P.S. |
| TOTAL PARKING SPACES | 12 P.S.  |

COMMON OPEN SPACE:  
COMMON OPEN SPACE ALLOWED: 40% MIN. OF NET SITE  
COMMON OPEN SPACE PROVIDED: 399,717 S.F. / 841,303 S.F. = 47.5%

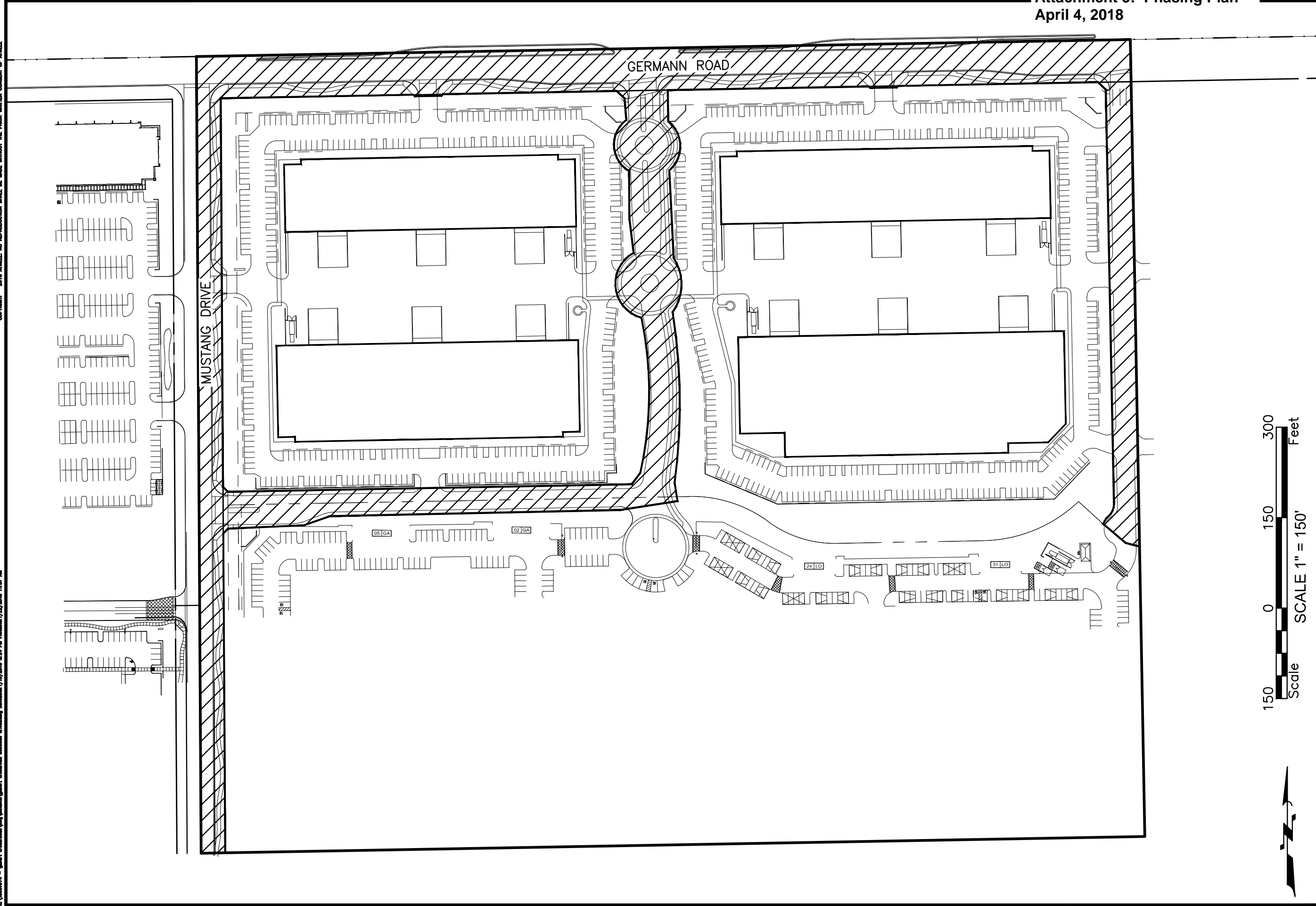
GILBERT CROSSROADS

Overall  
Site Plan



andersonbaron  
plan · design · achieve  
50 n. mcclintock drive, ste 1  
chandler, arizona 85226  
ph. 480.699.7956 f.480.699.7986





GILBERT CROSSROADS  
GERMANN RD AND LINDSAY RD  
GILBERT, AZ

COMMON DRIVES  
PHASING PLAN



## Joint Neighborhood Meeting Summary

Applicants: IPA Holding, LLC and RG-Germann LLC

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October 18, 2017, 6:00 to 8:00 p.m.

Hyatt Place Phoenix/Gilbert

3275 S. Market St., Gilbert, AZ 85297

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### Meeting Background

IPA Holding, LLC and RG-Germann LLC intend to file separate, complimentary applications to amend the Gilbert General Plan and to rezone the property (currently owned by RG-Germann LLC) located on the south side of Germann Road between Gilbert Road and Lindsay Road. The parcel's current designation in both the Gilbert General Plan and on Gilbert's official zoning map is Business Park (BP).

RG-Germann will be pursuing a general plan designation of Light Industrial (LI) on the northern 27.6 acres of the property and a rezoning to Light Industrial (LI) on the same property.

IPA Holding, LLC controls the southern 19.61 acres and is pursuing a general plan designation of Residential > 14-25 DUA and a zoning designation of Multifamily Medium (MF/M).

Because of the concurrent and complimentary nature of the above requests, along with the common notification area for both applications, it was determined with Gilbert staff that a joint neighborhood meeting would be the most efficient and productive approach to providing information about both potential cases with the neighbors.

All Town of Gilbert requirements with respect to the posting of the property and the mailing of notifications were followed prior to the meeting (see attached affidavits).

It should be noted that this official neighborhood meeting was preceded by at least three other meetings with neighbors, the most recent of which was an informational presentation by representatives of both applicants at the Eagle Glen HOA meeting held on September 25, 2017 (the Eagle Glen Subdivision is immediately south of the property). At least ten residents attended that meeting. In addition, the applicants' representatives have been in contact with several neighbors over the last few months to provide details and to ask for input and suggestions. The applicants are grateful for the time and ideas given by the neighbors who have been involved to date. The current plans for both projects have incorporated as many of the neighbors' suggestions as possible.

### Meeting Attendance

The applicants were represented by the following individuals: Mark Singerman (RG-Germann LLC), Heidi Arave (IPA Holding, LLC), Ed Bull and Ricki Horowitz (Burch & Cracchiolo), Ben Cooper (Cooper Development Strategies), Mike Perry and Teresa Hill (Whitneybell Perry), and Dawn Cartier (CivTech Inc.).

Fifteen (15) people attended the meeting, including Eagle Glen HOA President Michelle Brinkman. At least three neighbors indicated that they live immediately adjacent to the site. Several others live nearby, while a few of the other attendees live much farther away but had heard about the meeting and wanted to learn more. See attached “Sign-In Sheets.”

Bob Caravona, Senior Planner for the Town of Gilbert, was also in attendance.

### **Meeting Format**

The meeting was held in the hotel’s meeting rooms. Rows of chairs faced about ten easels set up along the front wall of the room. 15-20 exhibits were on display for attendees before, during, and after the meeting.

### **Introductory Presentations**

Ed Bull began with introductions and then gave a presentation which included:

- A brief overview of the project,
- A demonstration of distances and sight lines between various parts of both the light industrial project and the multifamily project, and
- A description of the landscape buffer, wall heights and the plan to remove the dirt berm which currently exists on the RG-Germann LLC property adjacent to the rear wall of the existing single-family residential community.

Heidi Arave then introduced IPA Holding’s brand, “Liv Communities.” Liv Communities are on the high end of the luxury apartment range and offer unparalleled amenities and a resort lifestyle. Liv has very stringent criteria for accepting residents, which include background and credit checks. Average incomes are in line with the higher rents Liv can command due to the quality of its communities. Security is very important to Liv as well. The communities are gated, staffed with security teams, and have high definition cameras throughout. Prospective residents with drug charges or felonies are not accepted. Medical marijuana and smoking are not allowed on the property. Residents who violate community standards, as detailed in their lease, are no longer allowed to remain in Liv communities. Because residents have nearly every amenity imaginable onsite, they do not need to leave the community to utilize the amenities found in surrounding communities. Liv enjoys a resident retention ratio that far exceeds industry averages. Residents are proud to call Liv home.

A short video was then shown with several glowing testimonials from current Liv residents.

Mark Singerman then introduced the parent company of RG-Germann LLC, Rockefeller Group. He detailed the company’s history with the property and the value of having IPA as an applicant on the property. He thanked the neighbors for their input in the previous meetings and described how the current proposals were designed to respond to neighbor requests and concerns. He expressed excitement for the light industrial project and the economic development benefits it would bring to the Town.

### **Resident Questions and Applicant Responses**



After the above presentations, Ed and team then fielded questions, as summarized below:

| Question Topic   | Applicant Response  |
|--|---|
| <p><i>Architectural/Privacy</i></p> <p>Attendees were interested to learn what steps had been taken to ensure their privacy.</p>                             | <p>The multifamily site has been designed to protect the privacy of existing residents south of the project.</p> <ol style="list-style-type: none"> <li>1) A 50' wide landscape buffer with trees will be maintained between the back wall of the neighbors and the rear fence of the multifamily project. Access to this area will be restricted to maintenance personnel only.</li> <li>2) The applicant is willing to work with neighbor requests when determining the location of one-story garage buildings, two-story garage-plus-loft units (with clerestory windows), and surface parking spaces (covered and uncovered) along the project's south property line.</li> <li>3) No balconies are on the south side of the three-story apartment buildings.</li> <li>4) Three-story apartment buildings have been oriented so that balconies face east and west only.</li> <li>5) Storage rooms have been placed on the south end of the balconies of the three-story buildings so that there is no view to the south.</li> <li>6) The two-story buildings will have some balconies that face the south but it is anticipated that their views will be limited due to distance and the screening methods described above.</li> </ol> |
| <p><i>Process/Timing</i></p> <p>Attendees asked about the application process, its timing, and the timing of the development's construction if approved.</p> | <p>It is estimated that the general plan amendment and zoning processes will take several months. Site plan and construction documents will take several more months. The entire process might take approximately a year.</p> <p>Once approved, construction could begin in the 4<sup>th</sup> quarter of 2018, with the multifamily project being built out over approximately 18-months. The light industrial development could occur more rapidly since the buildings are simpler to design and build.</p>   |

| Question Topic  | Applicant Response  |
|---|---|
| <i>Land Use</i>   |   |
| <p>At least one attendee was interested to know what studies had been done to show that the multifamily project would be successful.</p> <p>A question was asked about the viability of Business Park (BP) on the site.</p>   | <p>IPA's investment is anticipated to be over \$46 million and they have not taken the decision lightly. They conducted a thorough gap analysis (demand study) and determined that there is a need for at least 4,000 more multifamily units in the submarket. IPA is confident that its offering will provide a highly desirable choice for the growing number of people who seek a maintenance-free lifestyle in a resort-like environment.</p> <p>Rockefeller has tried since 2009 to attract BP developers to the site. Those who have expressed interest determined that BP was not a fit and that the site was too large/deep to develop with employment uses only.</p>   |
| <i>Transportation/Traffic</i>   |   |
| <p>Attendees were interested in learning where the access points would be for the multifamily project as well as the timing and scope of road construction as it relates to both projects. They also were interested in the traffic that would be created by the project and whether traffic calming methods could be employed along Mustang Dr./140<sup>th</sup> St.</p> | <p>The multifamily project will have one primary entrance/exit and one exit-only gate accessing the 30'-wide east-west private drive. There will not be direct access to Mustang Dr./140<sup>th</sup> Street from the multifamily project.</p> <p>The private drives will be built with the Light Industrial project or the multifamily project, whichever comes first.</p> <p>Germann Road is a Gilbert CIP project with construction expected in 2018. The applicant is working with the Town on the timing on its frontage.</p> <p>A signal will be installed at Mustang Dr. and Germann Rd. as soon as it is approved by the Town. The applicant is very interested in having a signal at that intersection.</p> <p>The trip counts expected from the light industrial and multifamily projects are 30-35% lower than what was projected for the Business Park uses when the property was last rezoned. Also, the expected trips will be more spread out throughout the day and create less congestion at peak periods than the uses that are currently approved.</p> <p>The applicant is willing to discuss traffic calming methods but is not aware of what would be allowed by Gilbert on Mustang Dr./140<sup>th</sup> Street.</p> |

| Question Topic   | Applicant Response   |
|--|--|
| <i>Miscellaneous</i>   |  |
| Security   | IPA provides security on-site, with hours depending upon each community's specific needs. HD cameras and adequate lighting is provided throughout the site. With Liv's amenities open 24 hours a day, Liv residents serve as additional "eyes on the street" to notice and report unusual activity.                                |
| Can "buffer" trees be planted adjacent to Eagle Glen's north wall prior to construction? | While trees might be brought in and kept in their boxes during construction they typically can't be planted until construction in the area is complete. However, IPA will explore whether a row of trees can be planted after grading is complete adjacent to Eagle Glen's north wall (between the irrigation ditch and the wall). |
| What are the limits for hours of operation on LI?  | Bob Caravona indicated that he didn't believe the code limited hours of operations. The applicant suggested that CC&Rs can dictate them when it makes sense to do so.  |
| When are the public hearings?  | Unknown at this time. Neighbors and meeting attendees will be apprised of hearing dates.   |
| What will happen to the ditch located in the 50' landscape buffer.                       | It will remain because it is currently needed by another property owner further to the west. Access to the 50' landscape area will be restricted to maintenance crews only.  |

After the above discussion, the formal meeting was adjourned and attendees were invited to view the exhibit boards and to ask any other questions they had. Most of the questions fielded by the applicants' representatives related to process and timing.

At least one attendee expressed a desire for the property's zoning to remain Business Park (BP) because of fears that multifamily communities attract crime. In response, the applicants' representatives referred to a recent Urban Land Institute (ULI) study showed that multifamily communities typically generate lower per-unit police Calls For Service (CFS) rates than single-family communities. In addition, the applicants' representatives have contacted the Gilbert Police Department to research crime statistics in Town and have found that the idea that multi-family projects generate high crime rates has not been the experience in Gilbert. As an example, no Gilbert multifamily community ranks among the top 10 locations for police CFS. And when multifamily communities are compared, IPA's Liv Northgate (an existing project in Gilbert) is ranked among the lowest for police CFS.

IPA takes safety very seriously and helps prevent crime within its communities by thoroughly screening residents and by providing a clean and secure environment at all times. [The amenities at Liv Communities are open 24 hours a day and residents that use them serve as additional "eyes on the street" to notice unusual activity and help deter crime.](#)

It should also be noted that at one point in the question and answer session, Eagle Glen HOA president Michele Brinkman expressed her gratitude for the way the applicants have worked with her as an individual homeowner over the last few months. She stated that the applicant had done everything she has asked for to make it the best plan possible. She also visited an existing Liv community and even talked to nearby homeowners about what it was like to live next to it. She felt satisfied with their responses and again expressed gratitude for the applicants' willingness to work with her and her neighbors.